

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC.

1. ROOF CONSTRUCTION

NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "M" CUPS. APPROVED WOOD TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 405 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXT. AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 405 (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM BOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 38x89 (2"x4") STUDS @ 405 (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPR. DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC - NO CLADDING
11mm (7/16") EXT. TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x6.76mm (7/8"x10.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x6.76mm (7/8"x10.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 610mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 11mm (7/16") EXTERIOR TYPE SHEATHING OR OBC COMPLIANT EQUIVALENT, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")). WITH APPROVED DIAGONAL WALL BRACING. REFER TO NOTE 19 WHERE FLOOR EXISTS ABOVE GARAGE. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 38x140 (2"x6") STUDS @ 405mm (16") O.C., RSI 3.87 (R22) BATT INSUL., APPR. 6 MIL. POLYETHYLENE VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR REQUIRED MINIMUM THERMAL INSULATION REQUIREMENTS.

INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 305mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 610mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. IF FOUNDATION WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (2"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

STRIP FOOTINGS - FOR TOWNHOUSES
FOR STRIP FOOTING STUDS REFER TO BLOCK FOUNDATION PLAN. ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR TOWNHOUSES, TO BE VERIFIED ON SITE.

-MAXIMUM FLOOR LIVE LOAD OF 2.4KPa (50psf.) PER FLOOR.
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

6. FOUNDATION DRAINAGE OBC 9.14.2. & 9.14.3
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(1B)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12; 3.1.1.7.(5)(6) where required.
ALL SLAB JOINTS & PENETRATIONS TO BE SEALED TO MAINTAIN AIR BARRIER.

8. WOOD SUBFLOORS (SEE OBC 9.23.1.4. & 9.30.2.1)
-19mm (3/4") MIN. T & G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.
16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.
16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION.
6mm (1/4") PANEL-TYPE UNDERLAYMENT UNDER RESILIENT & PARQUET FLOORING.

9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS - OBC 9.8-3
UNIFORM RISE
-5mm (1/4") MAX. BETWEEN ADJACENT TREADS OR LANDINGS.
-10mm (1/2") MAX. BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MAX. TREAD = 235 (8'-1/4")
MAX. INSLOPE = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

HANDRAILS - OBC 9.8.7-3
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEVEL POST AT CHANGES OF DIRECTION.

INTERIOR GUARDS - OBC 9.8.8-3
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC 9.8.8
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-11"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-11").

SILL PLATE ANCHORAGE
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CALCULING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-3.1.1.7, 9.23.2.3, 9.13.2.8)
FOUNDATION WALLS ENCLOSING EXISTING SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI 3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPROOFING WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. BASEMENT BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE OBC 9.15.3.3)
88mm (3-1/2") DIA x 4.78mm (0.188") STL. COL WITH A MIN. CAPACITY OF 108.6kN (24,000lb.) WITH 150x150x9.5 (6"x3/8") STL. TOP & BOTTOM PLATE.

15A. STEEL COLUMN
90mm (3-1/2") DIA x 4.78mm (0.188") STL. COL. WITH 100x100x6.0 (4"x4"x1/4") TOP & BOTTOM PLATES. FIELD WELD BOTTOM PLATE TO 100x250x12.5 (4"x10"x1/2") BASE PLATE C/W 2-12mm DIA x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2"). THE COLUMN TO STUD WALL WITH 2-32x3.175 (1-1/4"x 1/8") STEEL STRAP WELDED TO COLUMN AND FASTENED TO STUD WITH 2-SDS 6.35x38 (1/4"x 1-1/2") SCREWS MANUF. BY SIMPSON STRONG TIE.

CONCRETE FILLER

BEAM POCKET OR 200x200 (8"x8") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM. (OBC 9.23.4.3.(3c))

18. GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPTIONAL 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED FILL FILL SLOPE TO FRONT (EXTERIOR) AT 1% MIN.

INTERIOR GARAGE WALLS & CEILINGS (SB-12-TABLE 3.1.1.2.A)
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 250mm (7-7/8") MIN. TREAD 250mm (9-27/32"). SEE OBC 9.8.9.2, 9.8.9.3, & 9.8.10.

21. DRYER VENT (OBC-9.2.3.8.(7) & 6.2.4.1.1)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE).

23. INSULATED ATTIC ACCESS (OBC-9.18.2.1. & SB12-3.1.1.9)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 645x700mm (21'-2 1/2"x27'-1/2") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSULATION BACKING. SEE OBC SB-12, 3.1.1.3.

24. FIREPLACE CHIMNEYS - OBC 9.21-1
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSETS
4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR AS REQUIRED BY OBC 9.32.3.5, & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTIALLY. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

27A. SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF FULL-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. CLASS 'B' VENT
U.L.C. RATED CLASS 'B' VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. BASEMENT WOOD POST (OBC 9.17.4)
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 406x406x203 (16"x16"x8") CONC. FIG. OR AS OTHERWISE SPECIFIED ON DRAWING.

30. STEPPED FOOTINGS (OBC 9.15.3.3)
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24").

31. SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL REINFORCED WITH 6-12x90x12.5 WESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-BASE UNDER SLAB INSULATION AS PER OBC SB-12 3.1.1.7.(5)(6) AND SB-12, TABLE 3.1.1.2.A. WHERE REQUIRED. ALL JOINTS & PENETRATIONS OF INTERIOR SLABS TO BE SEALED TO MAINTAIN AIR BARRIER.

LOOSE STEEL LINTELS
L1 = 3-1/2" x 3-1/2" x 1/4" (80x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 6" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (180x100x10.0L)

LAMINATED VENEER LUMBER (LVL) BEAMS
LVL1A = 1-1/2" x 3/4" x 1/4" (1-45x184)
LVL1 = 2-1/2" x 3/4" x 1/4" (2-45x184)
LVL2 = 3-1/2" x 3/4" x 1/4" (3-45x184)
LVL3 = 4-1/2" x 3/4" x 1/4" (4-45x184)
LVL4A = 1-1/2" x 3/4" x 1/4" (1-45x235)
LVL4 = 2-1/2" x 3/4" x 1/4" (2-45x235)
LVL5 = 3-1/2" x 3/4" x 1/4" (3-45x235)
LVL5A = 4-1/2" x 3/4" x 1/4" (4-45x235)
LVL6A = 1-1/2" x 3/4" x 1/4" (1-45x300)
LVL6 = 2-1/2" x 3/4" x 1/4" (2-45x300)
LVL7 = 3-1/2" x 3/4" x 1/4" (3-45x300)
LVL7A = 4-1/2" x 3/4" x 1/4" (4-45x300)
LVL8 = 2-1/2" x 3/4" x 1/4" (2-45x356)
LVL9 = 3-1/2" x 3/4" x 1/4" (3-45x356)

BRICK VENEER LINTELS
WL1 = 3-1/2" x 3-1/2" x 1/4" (88x88x6.4L)
WL2 = 4" x 3-1/2" x 5/16" (102x88x7.9L)
WL3 = 5" x 3-1/2" x 5/16" (127x88x7.9L)
WL4 = 6" x 3-1/2" x 7/16" (152x88x11.0L)
WL5 = 6" x 4" x 7/16" (152x102x11.0L)
WL6 = 5" x 3-1/2" x 5/16" (127x88x7.9L)
WL7 = 5" x 3-1/2" x 5/16" (127x88x7.9L)
WL8 = 5" x 3-1/2" x 5/16" (127x88x7.9L)
WL9 = 6" x 4" x 7/16" (152x102x11.0L)

WOOD LINTELS AND BEAMS
WE1 = 2-2"x8" (2-35x184) SPR. No.2
WE2 = 3-2"x8" (3-35x184) SPR. No.2
WE3 = 2-2"x10" (2-38x235) SPR. No.2
WE4 = 3-2"x10" (3-38x235) SPR. No.2
WE5 = 2-2"x12" (2-38x286) SPR. No.2
WE6 = 3-2"x12" (3-38x286) SPR. No.2
WE7 = 5-2"x12" (5-38x286) SPR. No.2
WE8 = 4-2"x10" (4-38x235) SPR. No.2
WE9 = 2-2"x10" (2-38x235) SPR. No.2
WE10 = 2-2"x12" (2-38x286) SPR. No.2

no.	description	date	by
1	ISSUED FOR PERMIT.	APR. 24/20	GW
2	RE-ISSUED.	AUG. 24/20	GW
3	SB NOTE FURTHER DEFINED.	DEC. 03/20	GW
4	ISSUED FOR PERMIT.	APR. 13/21	GW

DIRECT VENTING GAS FURNACE VENT

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HWY INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-8 TABLE 6.2.3.12.

33. DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. JOIST STRAPPING AND BRIDGING (SEE OBC 9.23.8.4)
15mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.8.9) 8mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.1)

FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x89 (2"x4") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4.1)

35. EXPOSED BUILDING FACE - OBC 9.10.15
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

COLD CELLAR PORCH SLAB (OBC 9.39.1)

FOR MAX. 2500 mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 600x600 (23 5/8" x 23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR SLAB TO HAVE MIN 75mm (3") BEARING ON FDN. WALLS. PROVIDE (1) LINTELS OVER CELLAR DOOR AND WITH 100mm (4") END BEARING.

BRICK CHECK
THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (26") AND SHALL BE TIED TO THE EXISTING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 800mm (32") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

36. CONVENTIONAL ROOF FRAMING (2.0KPa SNOW LOAD)
38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x6") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 405 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.

RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 610mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

37. TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2"x6") SPR.#2 CONTIN. STUDS @ 305mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 405 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES & 1-38x140 (1"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3"x6") CONT. HEADER AT GROUND CEILING LEVEL TOP-WALLED & GLEUED AT TOP, BOTTOM PLATES AND HEADERS.

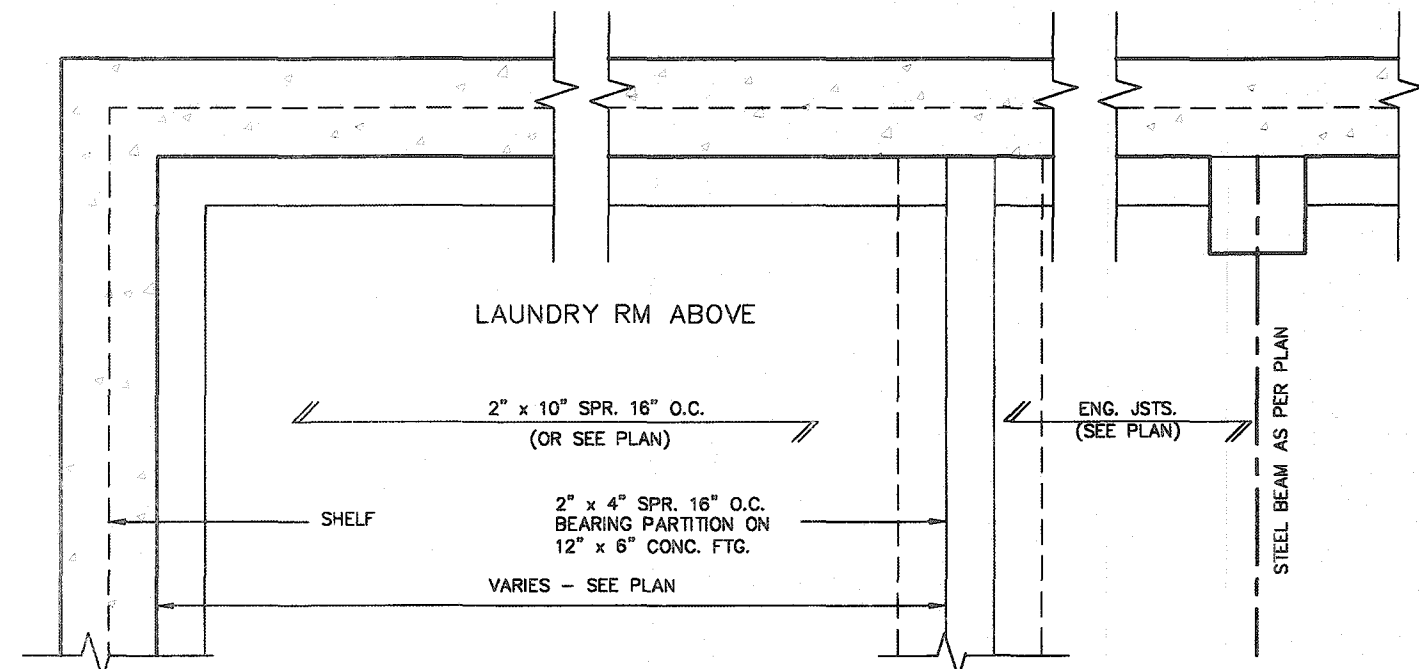
38. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

40. PARTIALLY
TYPICAL 1/2" RATED PARTIALLY. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

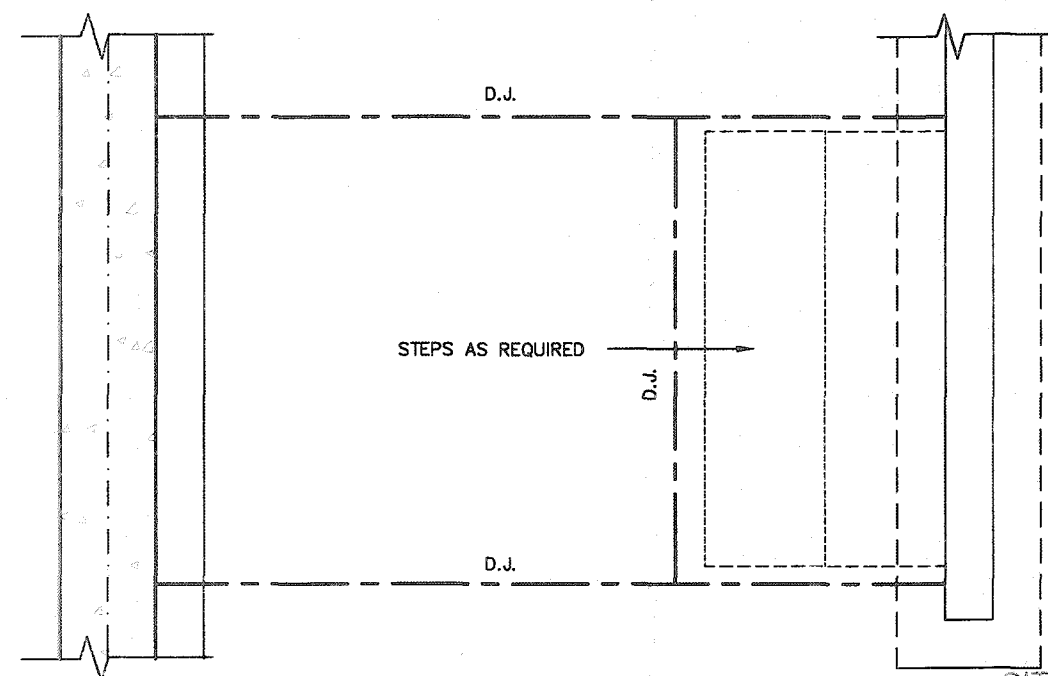
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 305mm (12") O.C.

DOOR SCHEDULE

no.	width	height	to 8' 0" or more ceiling	10' or more ceiling	type
1	2'-10"	6'-8"	6'-8"	6'-8"	INSULATED ENTRANCE DOOR
2	2'-8"	6'-8"			



PARTIAL FOUNDATION PLAN



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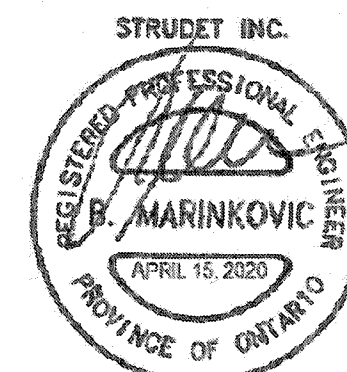
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 FOR CHIEF BUILDING OFFICIAL DATE



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2012 CODE
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7	.	.	qualification information
6	.	.	Richard Vink  244
5	.	.	name
4	.	.	registration information
3	.	.	VAS Design Inc. 426
2	.	.	
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project name	municipality
RUSSELL GARDENS PH. 3	WATERDOWN

data
APRIL 1980

APRIL 2
circulation by

2 GW

5488

Strategic Issues

checked to

—

1. Verfahren

SUNKEN FLOOR DETAILS

SUNKEN FLOOR DETAILS

19014-GP-STD_DETAILS_A1

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SINGLES

project no.
19014

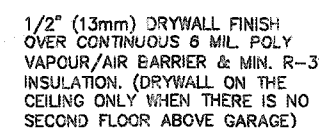
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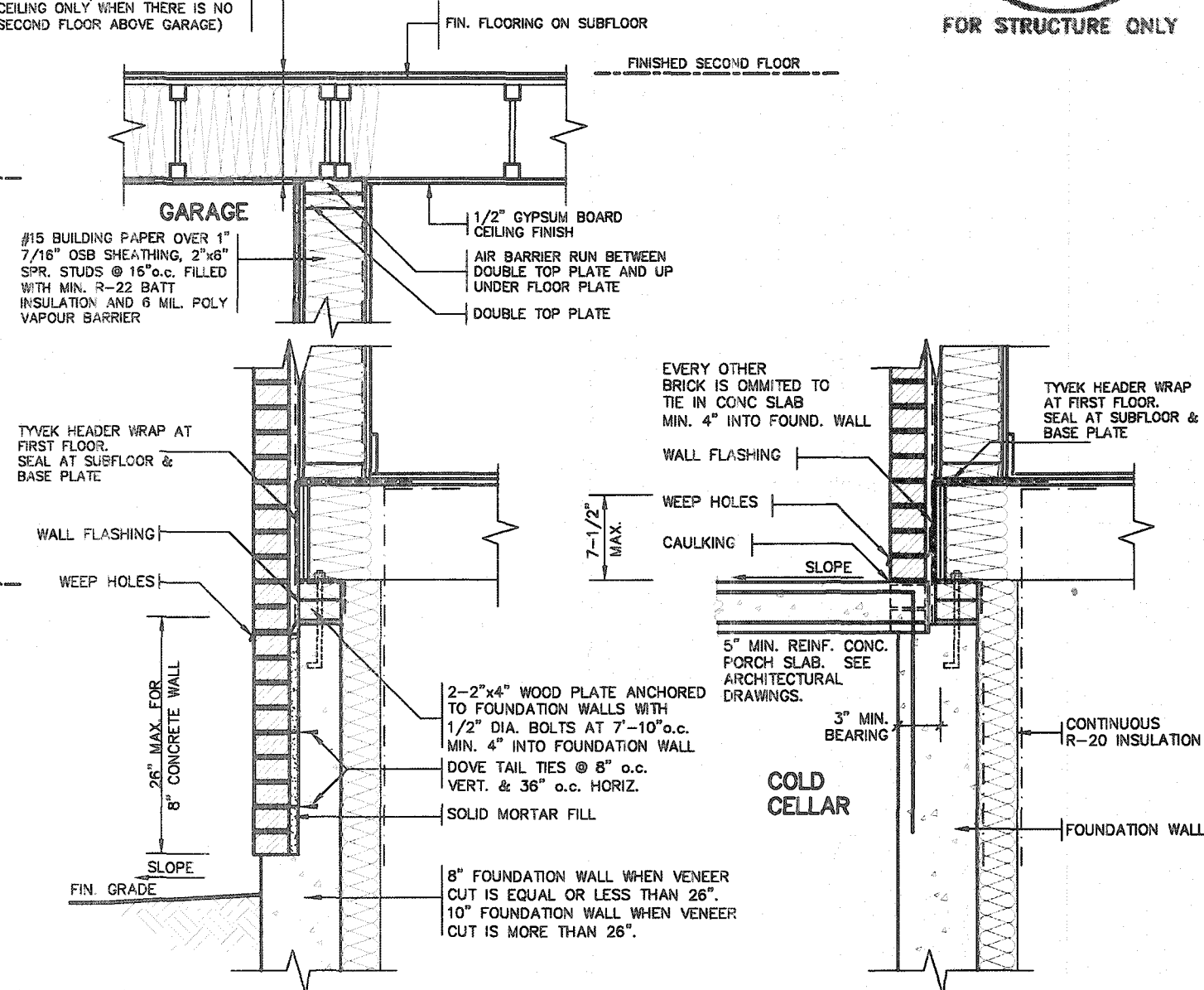
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DETAIL FOR COLD CELLAR PORCH SLAB

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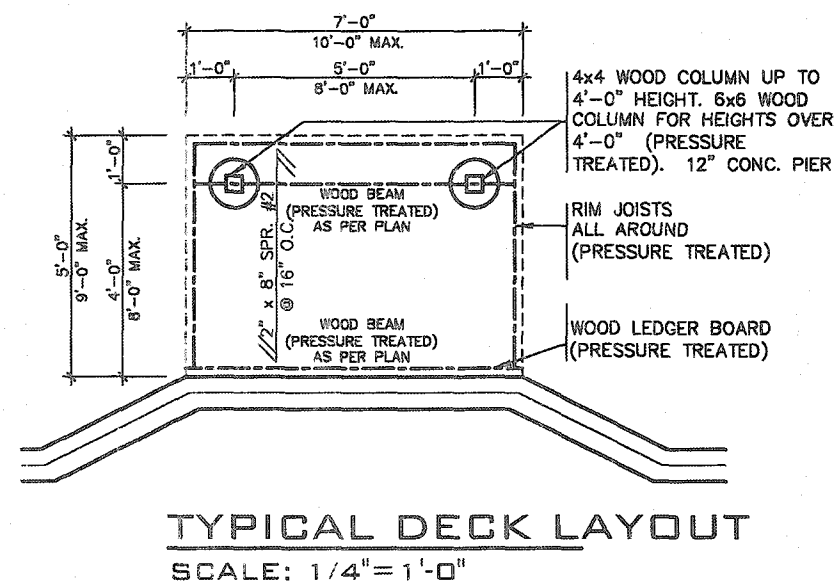
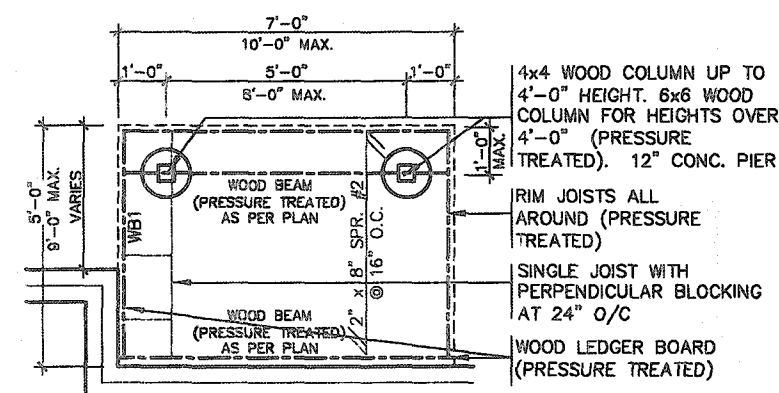
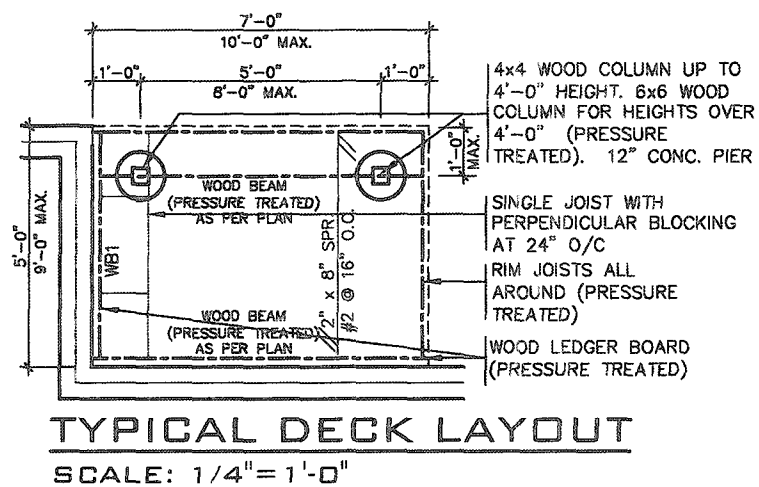
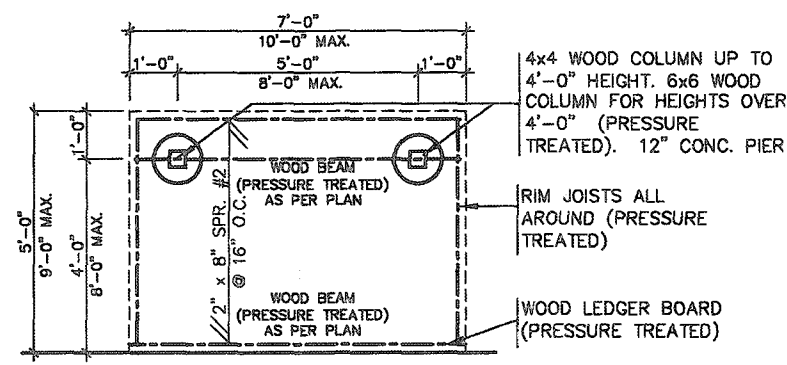
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6					Rlehard Vink 244
5					name
4					registration information
3					VA3 Design Inc. 426
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project name RUSSELL GARDENS PH. 3	municipality WATERDOWN	project no. 1901
date APRIL 2020	drawing no. 2"x6" BRICK VENEER SECTIONS	
drawn by GW	checked by -	scale Not to Scale
file name 1901A-GP-STD_DETAILS_A1		3



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Building Division

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DATE

FOR CHIEF BUILDING OFFICIAL

STRUDET INC.



REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
APRIL 15, 2020
PROVINCE OF ONTARIO

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7					Richard Vink	24486
6					<i>R Vink</i>	signature
5					name	BCN
4					registration information	
3					VAS Design Inc.	42656
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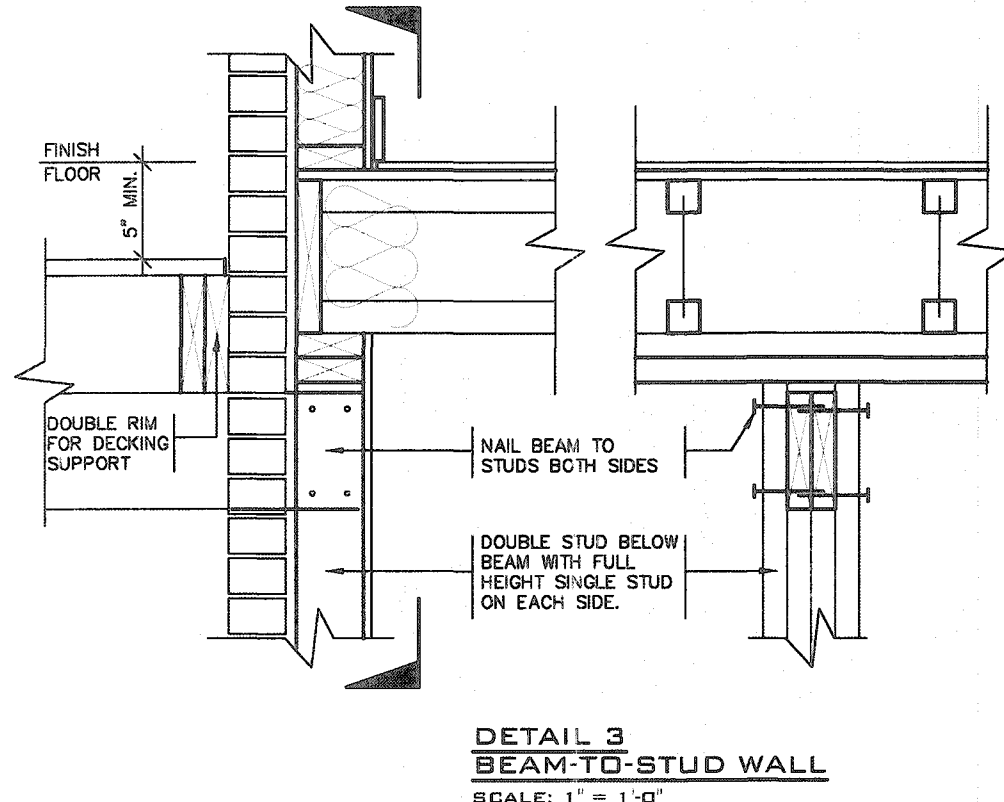
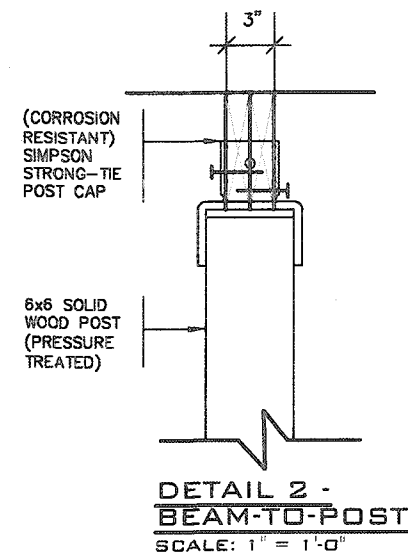
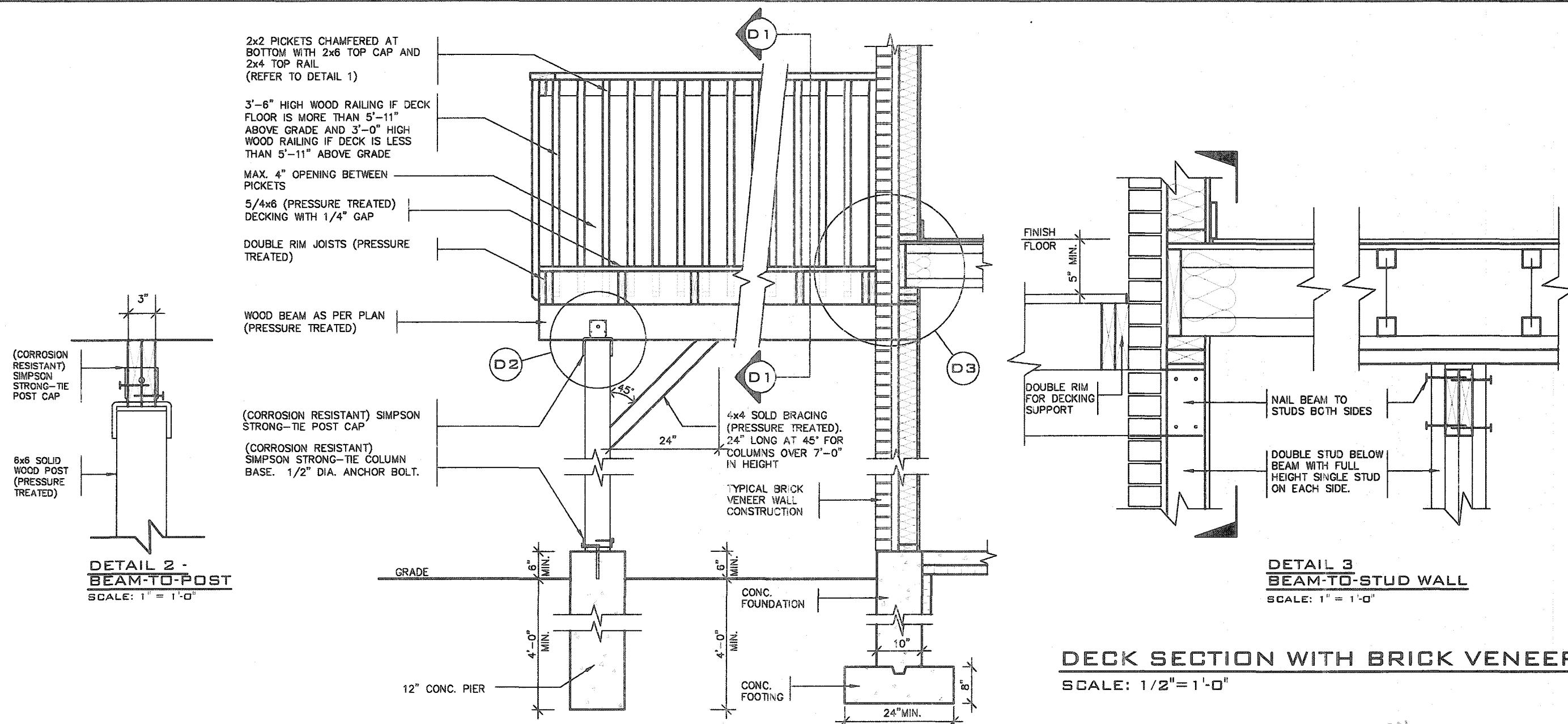
Greenpark

SINGLES

project name RUSSELL GARDENS PH. 3		municipality WATERDOWN		project no. 19014
date APRIL 2020	checked by -	scale As Shown	drawing no. WOOD DECK PLANS	
drawn by GW			file name 19014-GP-STD_DETAILS_A1	

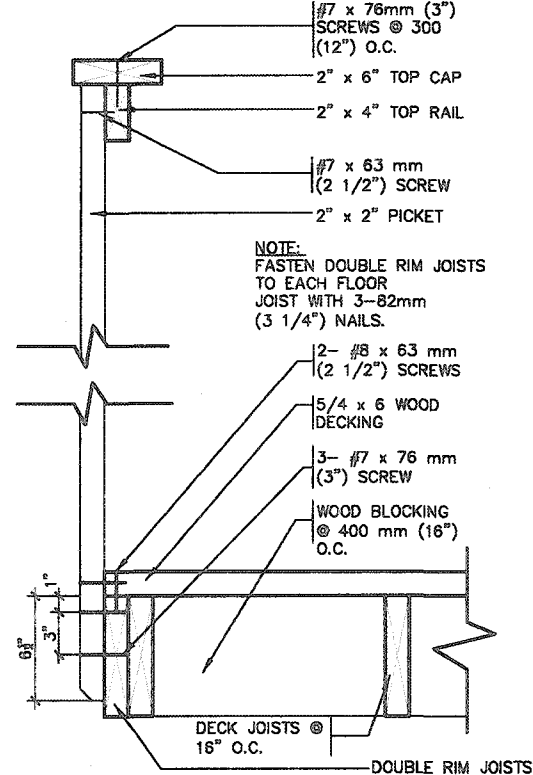
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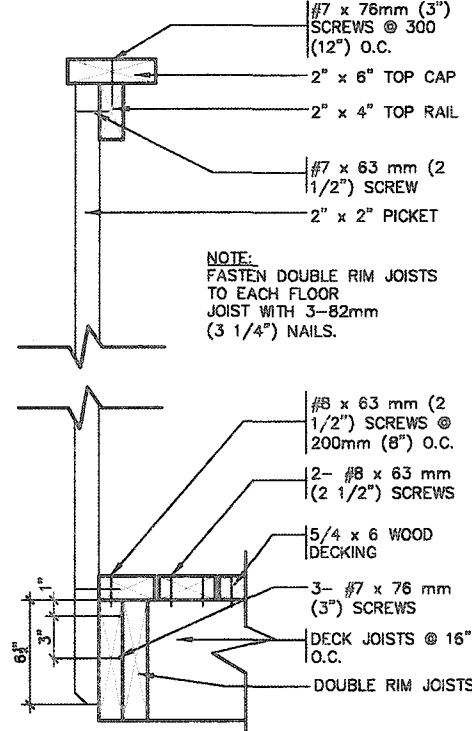


DECK SECTION WITH BRICK VENEER
SCALE: 1/2" = 1'-0"

DETAIL 1
CANTILEVERED PICKET SCREWED TO RIM JOIST AND DECK
GUARD PARALLEL TO FLOOR JOISTS
SCALE: 1" = 1'-0"



GUARD PERPENDICULAR TO FLOOR JOISTS
SCALE: 1" = 1'-0"



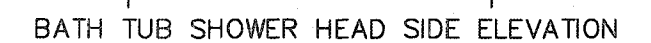
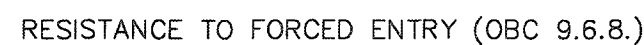
- GENERAL NOTES**
- BRICK TO HAVE COMPRESSIVE STRENGTH OG 15mPa (2200 p.s.i) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
 - MORTAR TO BE TYPE 'S' WITH JOINT THICKNESS OF 10mm (3/8") MIN. AND 20mm (3/4") MAX.
 - THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1.9kPa. [40psf].
 - ALL NAILS AND SCREWS TO BE GALVANIZED.
 - WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
 - CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa. AT 28 DAYS AND 5-8% AIR ENTRAINED.
 - FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MINIMUM BEARING PRESSURE OF 150kPa [3130psf].
 - WB1= 2- 2"x8" (PRESSURE TREATED)
WB3= 2- 2"x10" (PRESSURE TREATED)

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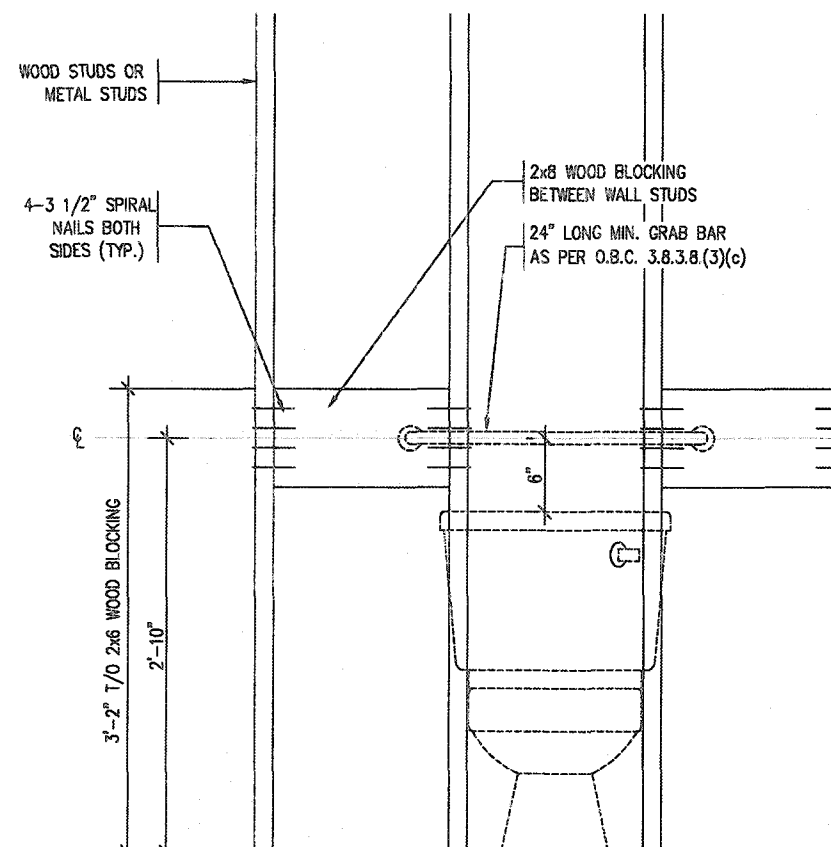
2012 CODE COMPLIANCE PACKAGE A1

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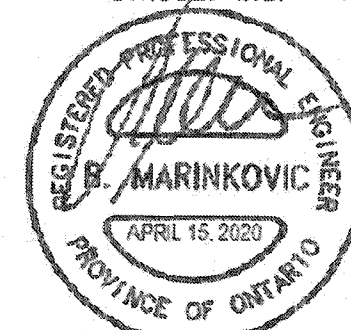
STRUCTURAL REINFORCEMENT FOR GRAB BAR (OBC 9.5.2.3.)

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Building Division
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FOR CHIEF BUILDING OFFICIAL DATE

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9					The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8					
7					qualification information
6					Richard Vink 244
5					name B
4					registration information
3					VAS Design Inc. 426
2					
1	ISSUED FOR PERMIT.	APR 13/20	GH		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.
no.	description	date	by		

VA3

DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com



project name	municipality	
RUSSELL GARDENS PH. 3	WATERDOWN	
STUD WALL REINFORCEMENT		
date	drawn by	checked by
APRIL 2020	GW	-
	scale	file name
	Not to Scale	19014-GP-STD_DETAILS_A1

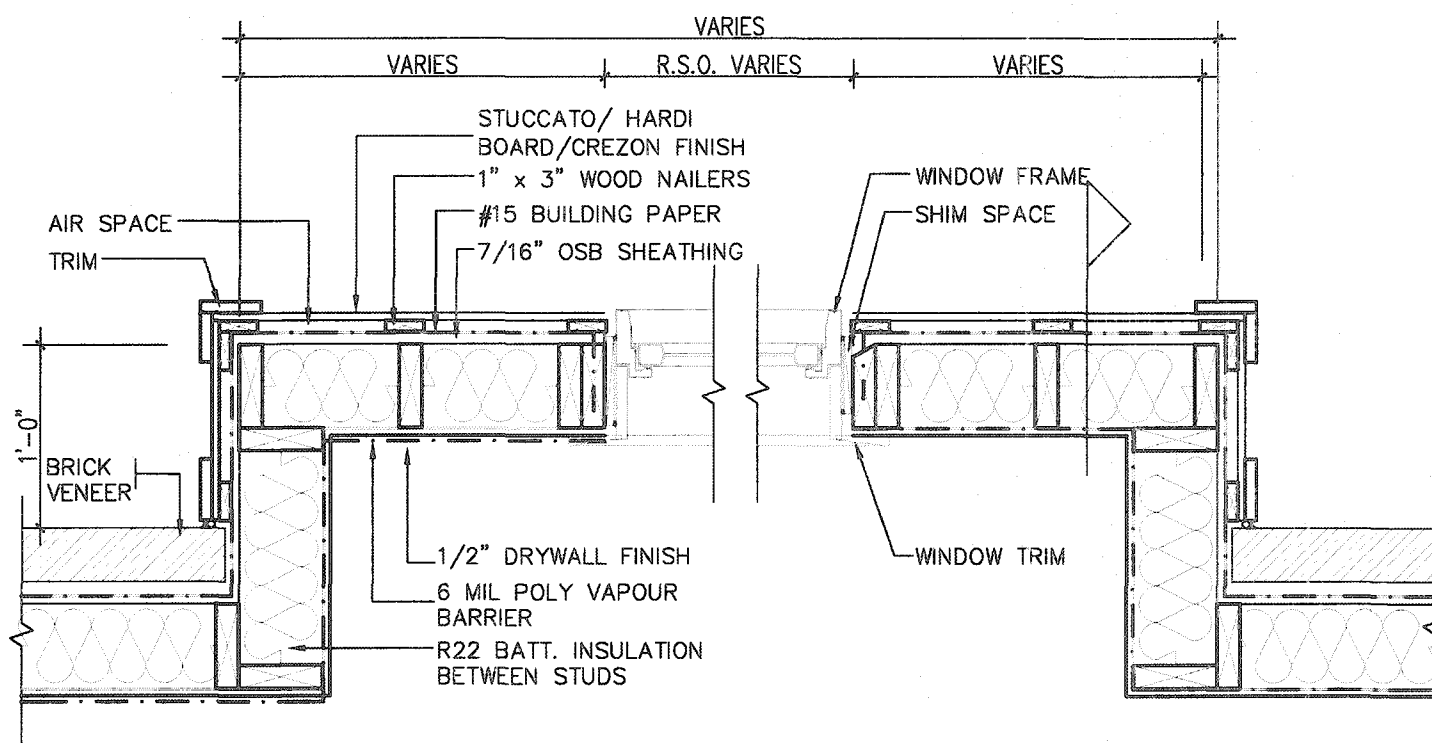
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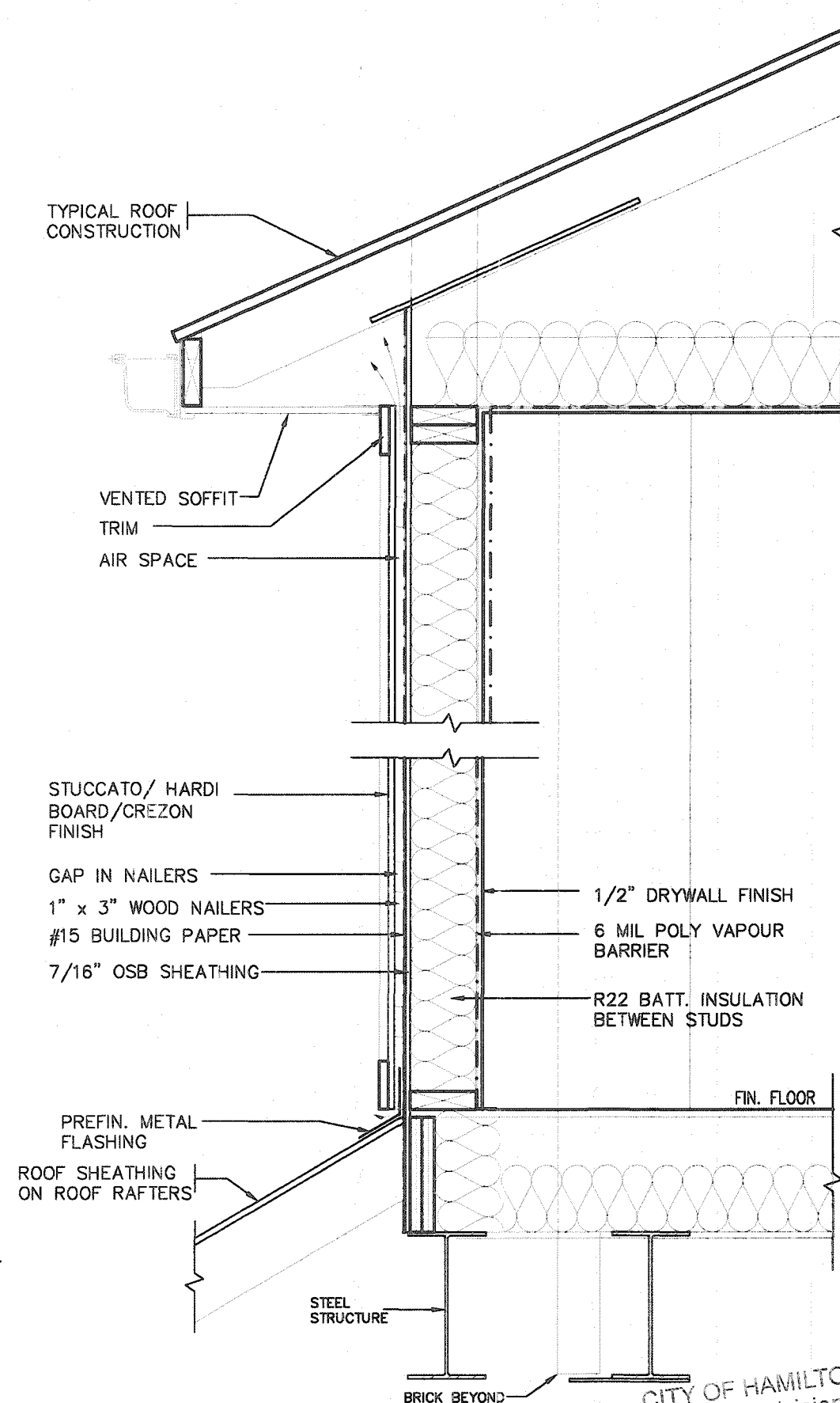
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PLAN VIEW

STUCCATO BOARD FINISH CLADDING OR EQUAL (OBC 9.27.)



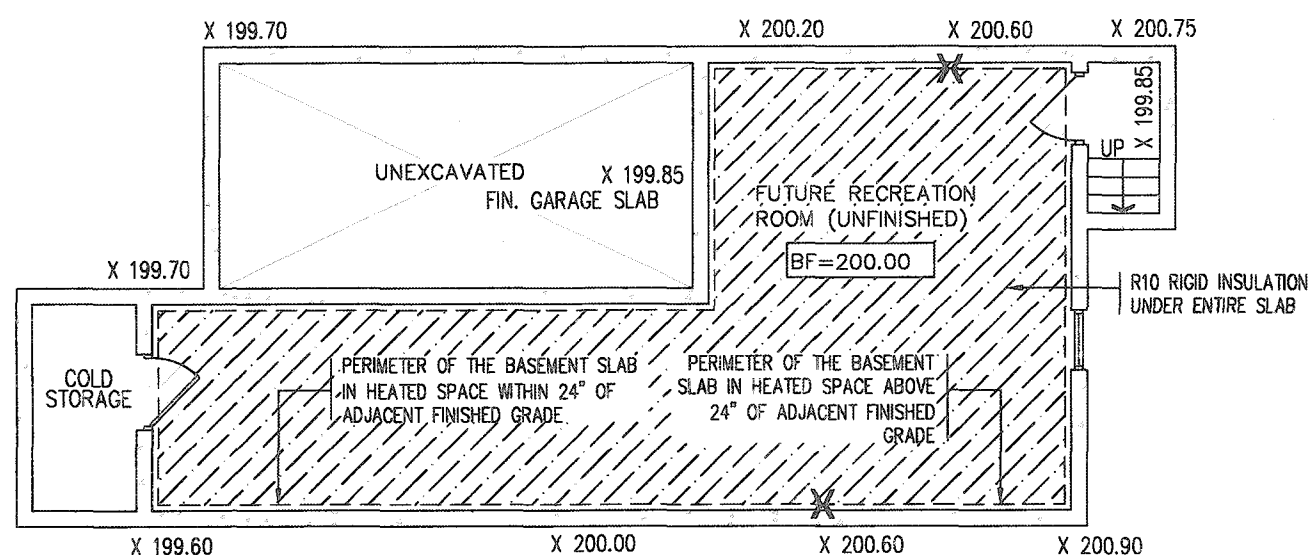
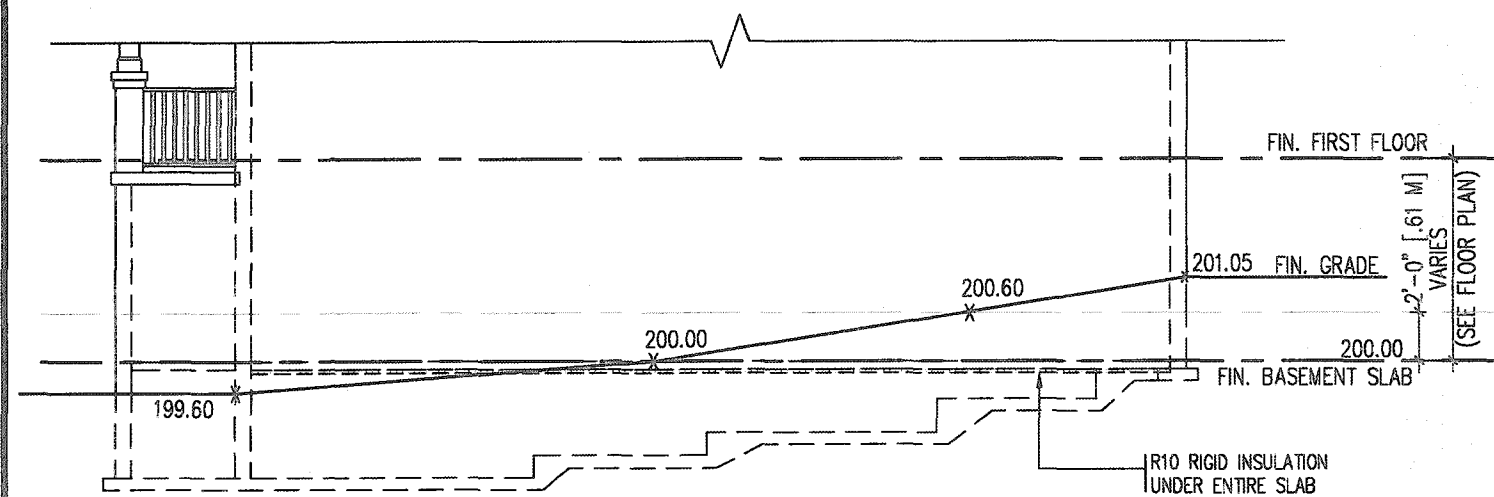
CROSS SECTION



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2012 CODE
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9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN				SINGLES	
8				qualification information		255 Consumers Rd Suite 120		project name		project no.	
7				Richard Vink		Toronto ON M2J 1R4		RUSSELL GARDENS PH. 3		19014	
6				signature		t 416.630.2255 f 416.630.4782		municipality		drawing no.	
5				42658		va3design.com		WATERDOWN		9	
4				Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.				STUCCATO/ HARDI BOARD FINISH			
3				no.				date		file name	
2				description				APR 13/20		19014-GP-STD_DETAILS_A1	
1				by				GW			

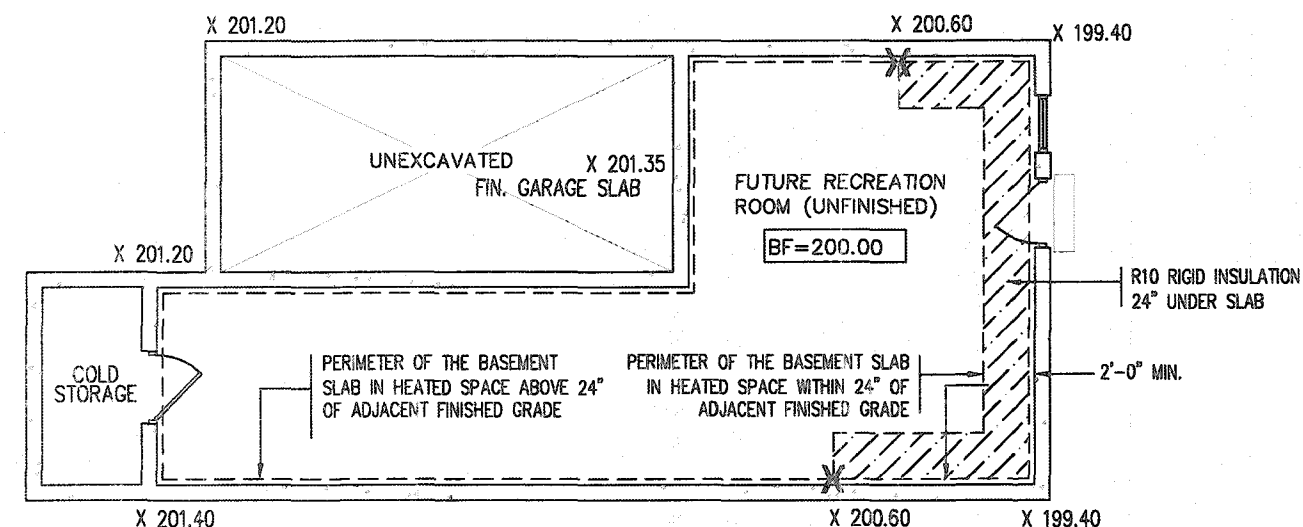
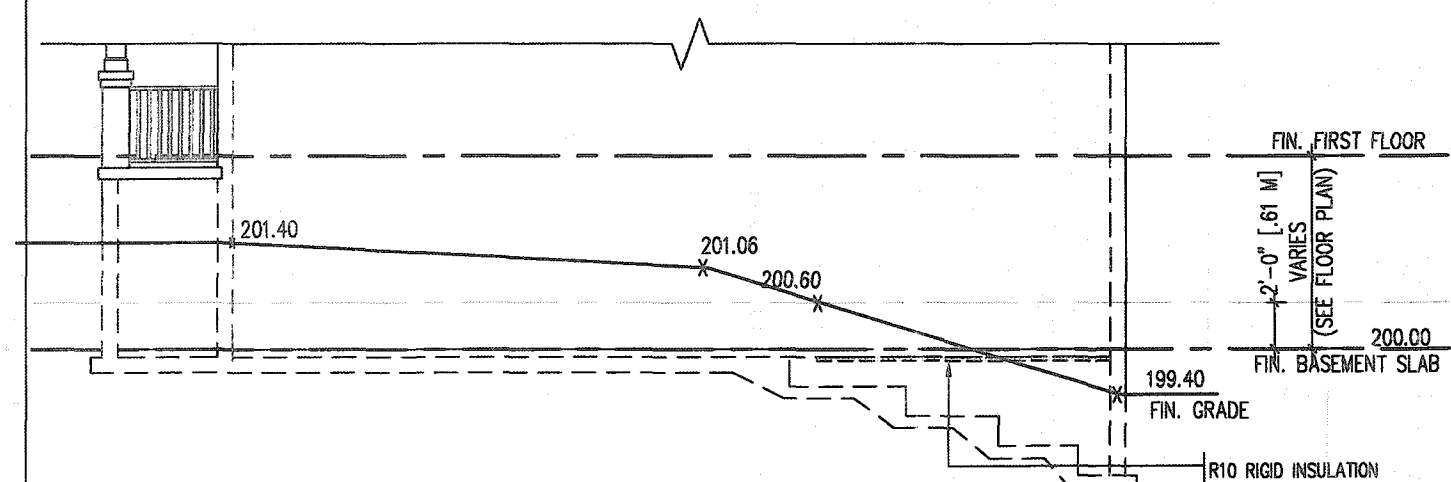


TYPICAL BASEMENT PLAN

SLAB ON GRADE CONDITION

NOTES:

1. LEVELS SHOWN ON THE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC



TYPICAL BASEMENT PLAN

WALK OUT BASEMENT CONDITION

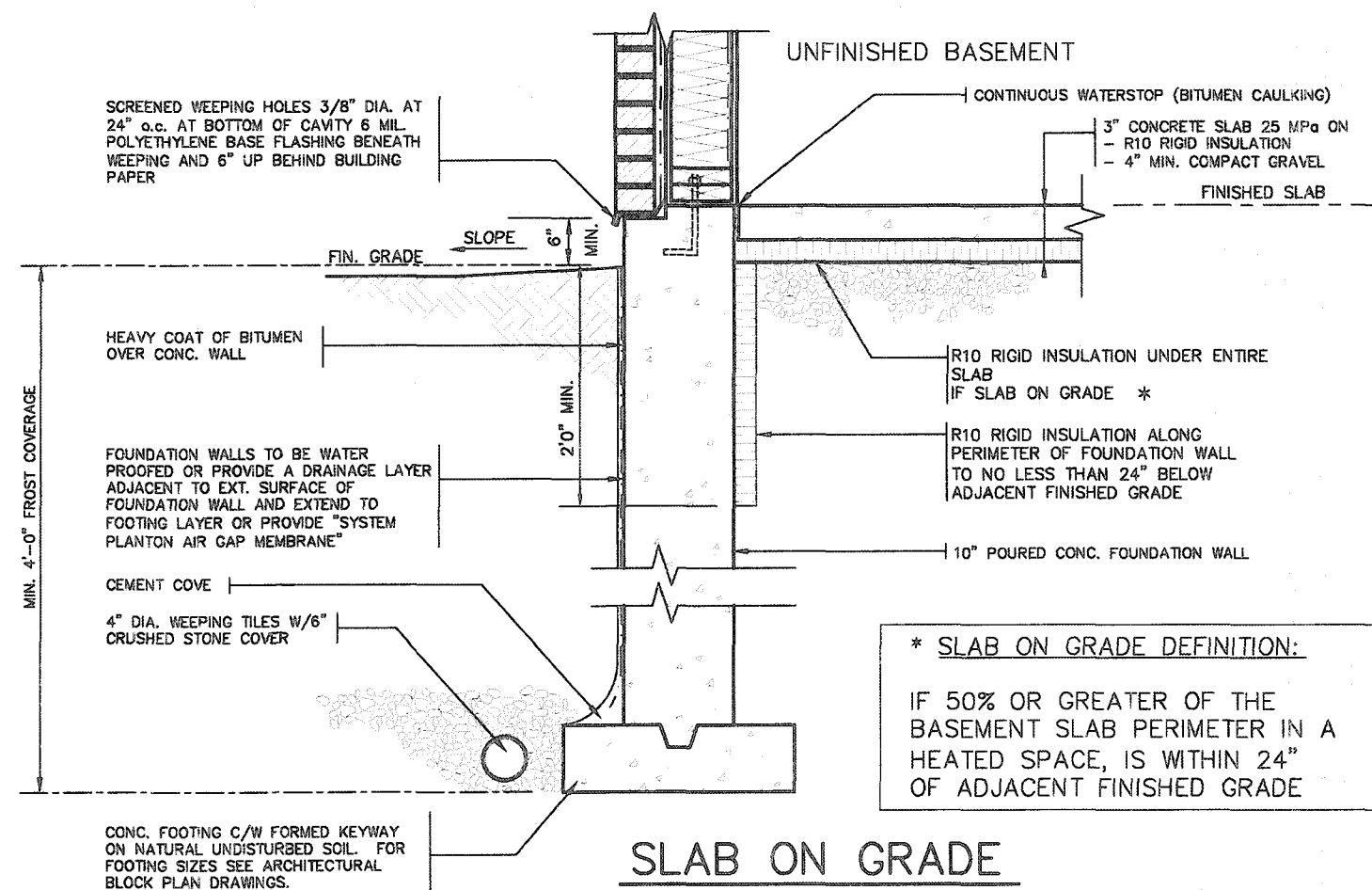
NOTES:
1. LEVELS SHOWN ON THE PLANS ARE FOR
ILLUSTRATION PURPOSE ONLY, SEE FINAL GRADING PLAN
FOR ACTUAL LEVELS
2. ALL LEVELS ARE SHOWN IN METRIC

Permit No. 2

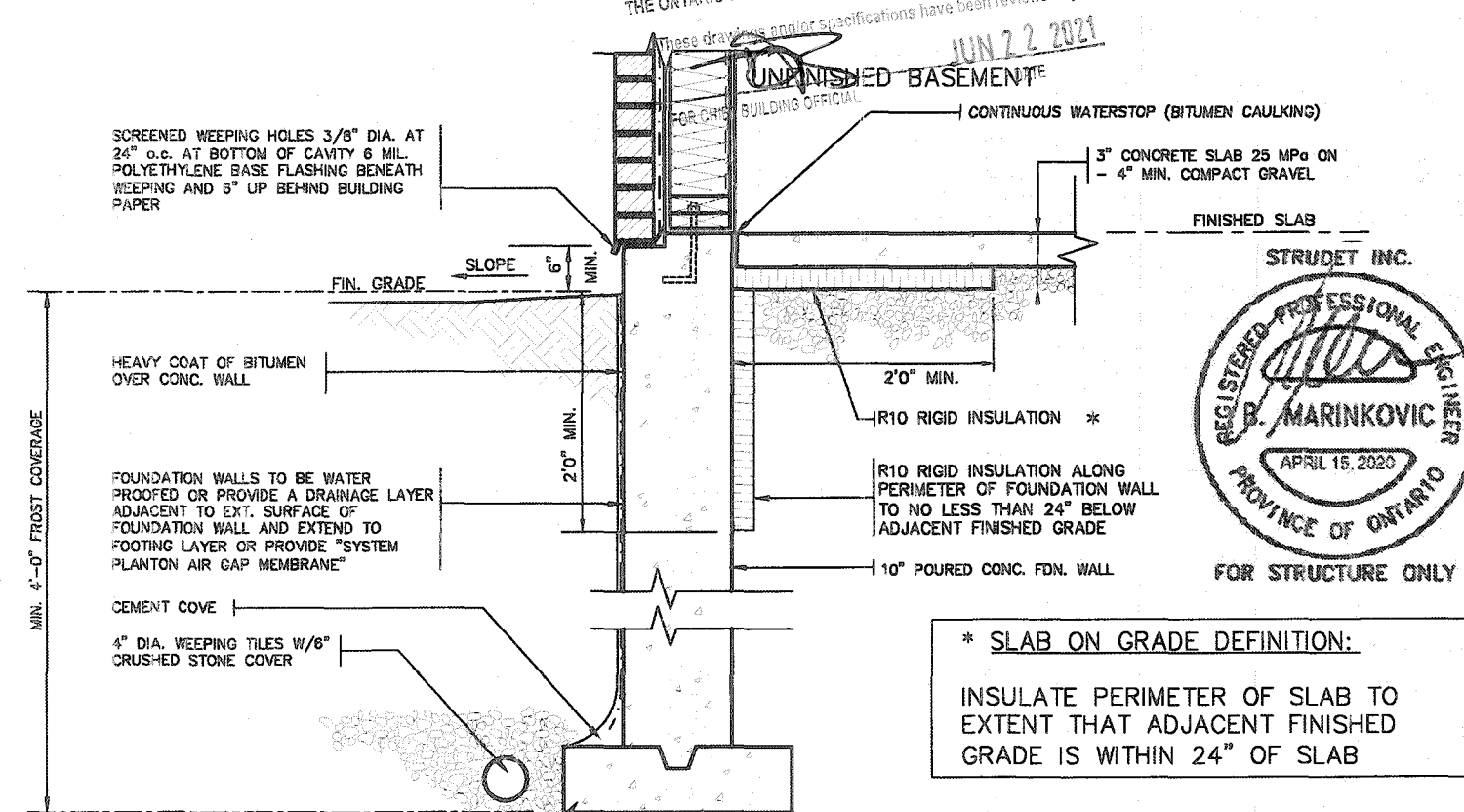
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FOR THE PROJECT SHALL COMPLY WITH

THESE STAMPED DRAWINGS SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW



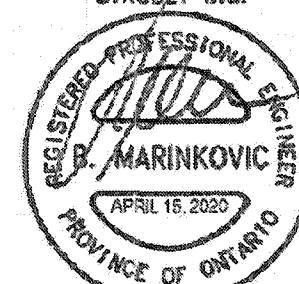
* SLAB ON GRADE DEFINITION:
IF 50% OR GREATER OF THE
BASEMENT SLAB PERIMETER IN A
HEATED SPACE, IS WITHIN 24"
OF ADJACENT FINISHED GRADE



* SLAB ON GRADE DEFINITION:

INSULATE PERIMETER OF SLAB TO
EXTENT THAT ADJACENT FINISHED
GRADE IS WITHIN 24" OF SLAB

STRIDET INC



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WALK OUT BASEMENT 2012 CODE COMPLIANCE PACKAGE

[illegible]



- ### GENERAL NOTES

- ### 1. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM

- ## 2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE GROUND
LEVEL, PROVIDE 3/16" DIA. CORROSION
RESISTANT METAL TIES @ 36" HORIZONTAL &
8" VERTICAL

- ### 3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 34" HIGH FOR STAIRS MINIMUM 36" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.

- #### 4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 34" - 38"

- ## 5. FOUNDATION WALLS

THICKNESS OF FOUNDATION WALLS IS
DEPENDANT UPON VENEER CUT 8" FOR UP
TO 26" VENEER CUT HEIGHT 10" FOR
VENEER CUT OVER 26" HIGH

- ## 6. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE
4650 PSI [32MPa] W/ 5%-8% AIR
ENTRAINMENT MINIMUM CONCRETE SLAB
THICKNESS 5"

- ## 7. CONCRETE COVER

PROVIDE MINIMUM 3/4" CLEAR CONCRETE
COVER TO REINFORCING BARS

REINFORCING BARS
CITY OF HAMILTON
Building Division

Permit No. 21-107131

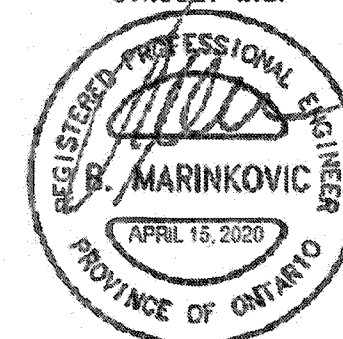
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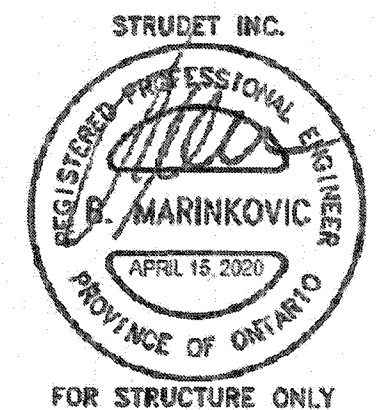
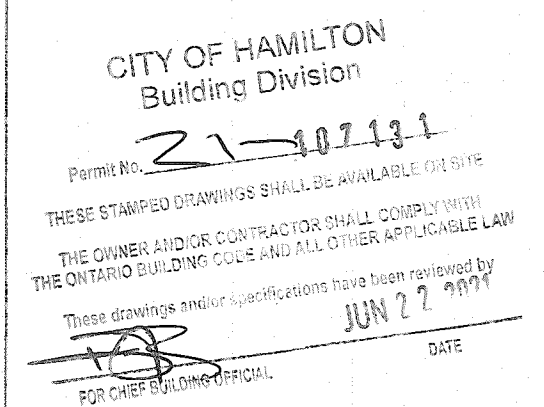


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SUPPORTED STEEL
ANGLE UP TO
11'-7". OTHERWISE
TO BE REVIEWED BY
ENGINEER.

BRICK/
STONE
VENEER

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

MIN. 12"

INVERTED
3-1/2"x3-1/2"x1/4"
(90x90x6.0)
STEEL ANGLE

BRICK/
STONE
VENEER

SUPPORTED STEEL
ANGLE UP TO 11'-7".
OTHERWISE TO BE
REVIEWED BY ENGINEER.

INVERTED STEEL
ANGLE DETAIL

CITY OF HAMILTON
Building Division

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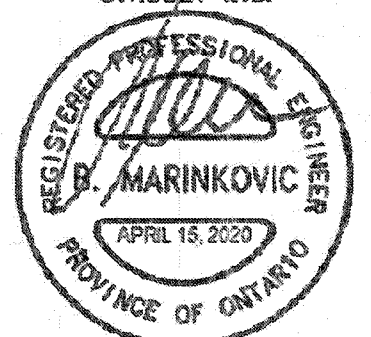
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